

Summary and Unedited Public Comments for Chapter 11: Special Area Plans

9-19-17 CPC Work Session

Below is a summary of public comments with staff responses and actions along with the unedited comments for draft Chapter 11: Special Area Plans.

Summary of Public Comments for Chapter 11: Special Area Plans						
Comment Summary #	Comment Summary	Staff Response	Action			
			Incorporated	Not Incorporated	Another Chapter	Beyond Scope of Plan
1	Matoaca Village warrants special planning attention due to history and land use concerns	Agree – identified as a special area plan	X			

Unedited Public Comments for Chapter 11: Special Area Plans

Comment Summary #	Unedited Comment
	Don't gentrify Ettrick
1	<p>As a resident of Matoaca , I am writing to preserve what is left of the history and identity of the Matoaca Village. For whatever reason, the current Comprehensive Plan (2012) fails to protect and recognize the Village of Matoaca. Before the 2012 edition, Ms. Humphries and Ms. Durfee, both Matoaca Board representatives, assured and reassured those of us who attended their meetings that the "Village" would maintain its character and stay the same. To my dismay, I have learned not so in the 2012 plan. My comments are directed to the whole plan – In the past it was viewed as quite rigid requiring detailed "alternatives to the chapter", even to the point of hiring consultants for a simple variance. Now the current reading is that it is simply a plan or guide. In the case of Matoaca, chapters 10 and 11 need to be revised to protect and allow the "core Village" to retain its historic personality. Attached are a few references that reflect and document the "esprit de corps" that still exists for this village. Several years ago, after the demise of the Village of Ettrick, a Matoaca Village History FaceBook page was established in the hope of recording and documenting the Village's colorful past. You may want to visit the FaceBook site known as "Matoaca Village History". So far there are 1400 (+/-) visits and postings. The postings cover Pocahontas (Matoaka) ,land grant plantations, and the cotton mill along the Appomattox River, the impact of the American Revolution and Civil War, and a cemetery where 67 Civil War Veterans are buried. Also attached are two references illustrating what the County "had" in place before the 2012 plan. The first, validating the 2006 Village status and the 2nd, a Progress Index article on April 11, 2011, referencing Ms. Durfee's assurance the Village would remain unchanged. The Matoaca Village represents one of the oldest communities and it shouldn't be sacrificed under the guise of "affordable housing for low to moderate income families and people with special needs." One subdivision targeted for revitalization already exists in the village, and Matoaca doesn't need another one. In the recent past, zoning density suggested 1.5 dwellings per acre, only to find now 4 dwellings per acre in the proposed Whittington Forest subdivision. How did the density of zoning change? There are lots of other sites in the county for affordable, low income housing. It doesn't have to be in the core Village of Matoaca. The Villages contribution and storied history deserves protection, not pillaging. I trust the new planning director will influence the culture of the current establishment and reflect the concerns of the citizens, not special interests. John K.McEwen 20800 Halloway Avenue Matoaca, VA 23803 804 720 3972 Copied by email to: S. Elswick E. Wallin S. Snead W.Dupler MATOACA VILLAGE Why the Village Deserves Protection and Preservation Like us on FaceBook at Matoaca Village History · Reflections and Sentiment of the Matoaca Village - - - - - :f_._ _ _ _ >.....- ---- - - MATOACA VILLMGE PLAN . Adopted by the Board of Su upervisors l.. November 12, 200303 n- _ [j/ D Plan Boundary - Matoaca GreemEBelt Matoaca Scenidc< Corridor c::J Matoaca Villag Core REFER TO SOUTHERN AND WESTERN AREA PLAN See Plan for Legend I C] . Gr id 41 1 Land Use Categoties 1-5 acre lots (Sililited for R88) Residential 1 umiWacre or less Residential 1.5iU11nit s/acreor less Residential 2.5 illllnits/acre or less Village Comme1r:::ial Conservation/Pmssive Recreation i _ 0a: i 44-- £ ; 5 '"- ! ,f.l.l.t . . l \ _ , , l , . / / f ! / - , , , _--- 0.5 j-•-•, , +• • P}anninmlDepartment Octc co vi}\ Ettric_k and Matoaca get individual treatment in new, \ l\ comprehensive Chesterfield Coun_ty document 011 ot Deci Virg, for(NATAUE ALLEN/ PROGRESS-IN PHOTO Chesterfield</p>

